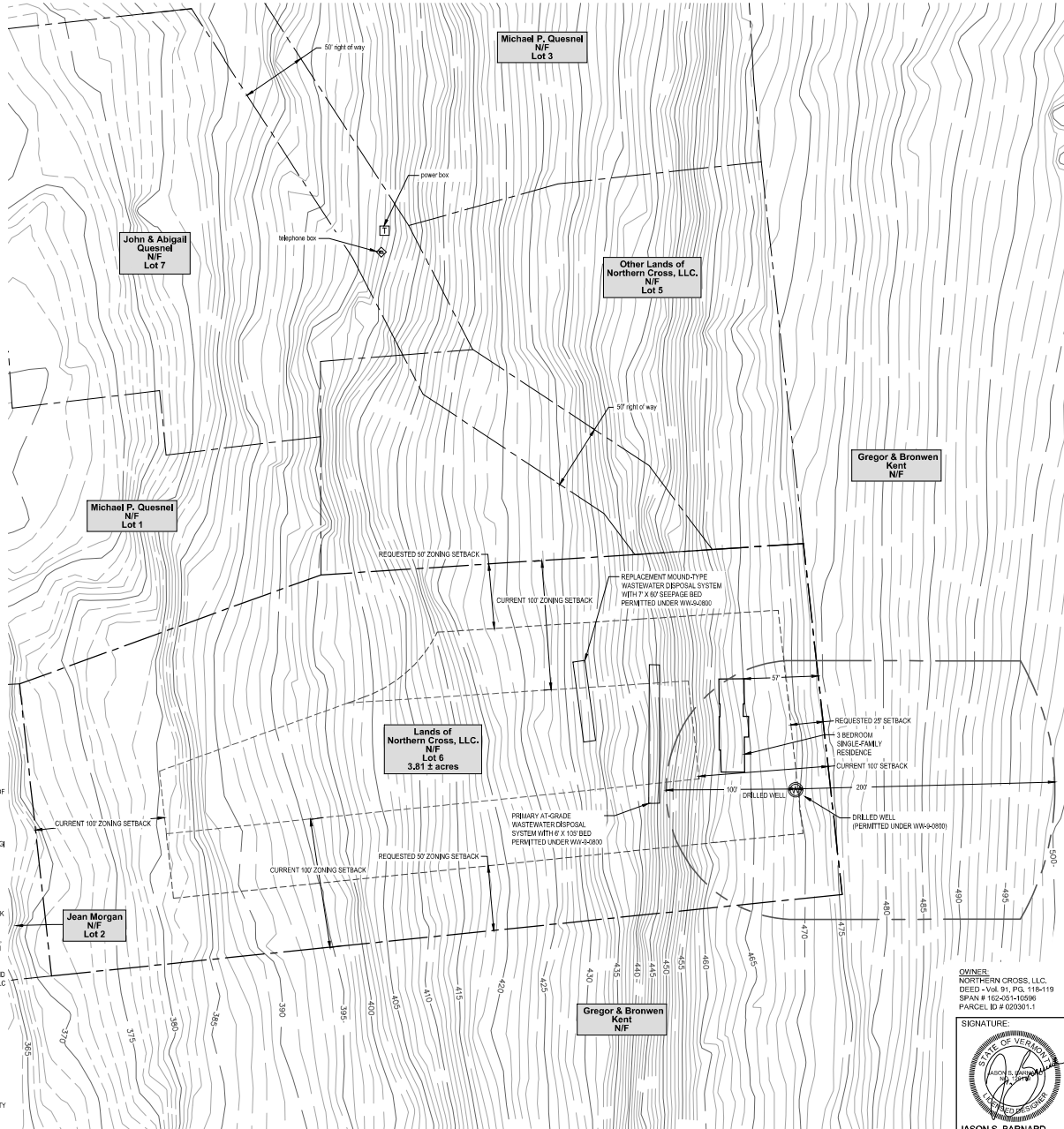


Project Location Map  
Not to Scale

| ZONING INFORMATION               |               |
|----------------------------------|---------------|
| ZONING DISTRICTS                 |               |
| MEDIUM DENSITY RESIDENTIAL (MDR) |               |
| DIMENSIONAL REQUIREMENTS         |               |
| LOT AREA:                        | 2 ACRES MIN.  |
| ROAD FRONTAGE:                   | 75.0 FT. MIN. |
| SETBACK - FRONT YARD:            | 100 FT. MIN.  |
| SETBACK - SIDE YARD:             | 50 FT. MIN.   |
| SETBACK - REAR YARD:             | 50 FT. MIN.   |
| SETBACK - REAR YARD:             | 50 FT. MIN.   |
| SETBACK - INTERIOR LOTS:         | 100 FT. MIN.  |
| LOT COVERAGE:                    | 10% MAX.      |
| BUILDING HEIGHT:                 | 35 FT. MAX.   |

- PROJECT NOTES:
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A TIMOTHY SHORT SURVEY PLAT ENTITLED "LANDS OF MICHAEL P. QUESNEL, PROPOSED BOUNDARY LINE ADJUSTMENT LOT 6, EASTERLY OF LEMON FAIR ROAD, CORNWALL, VERMONT, SURVEY PLAT BY SHORT SURVEYING, INC., DATED 05/05/2021.
  - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY JASON BARNARD CONSULTING IN OCTOBER 2020.
  - THE ELEVATIONS ON THIS PLAN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
  - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
  - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - THIS WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019.
  - NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. BARNARD & GERVAIS, LLC DOES NOT CLAIM TO BE WETLAND ECOLOGISTS AND DOES NOT HAVE A WETLAND ECOLOGIST OR SPECIALIST ON STAFF. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION.
  - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
  - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
  - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.



| LEGEND |  |
|--------|--|
| ---    | BOUNDARY LINE R.O.V. (EXISTING)  |
| ---    | BOUNDARY LINE R.O.V. (ABUTTING)  |
| ---    | EXISTING DIMENSIONAL SETBACK LINE  |
| ---    | PROPOSED DIMENSIONAL SETBACK LINE  |
| -100-  | 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)                             |
| -100-  | 1-FOOT GROUND SURVEY CONTOUR   |
| -100-  | FINISH GRADE   |
| ---    | TREE LINE  |
| ---    | PROPOSED LIMITS OF CLEARING  |
| d-d    | DITCH LINE   |
| s-s    | GRAVITY SEWER (EXISTING)   |
| s-s    | GRAVITY SEWER (PROPOSED)   |
| FM-FM  | FORCE MAIN   |
| W-W    | 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED) |
| W-W    | MUNICIPAL WATER SERVICE  |
| ---    | WELL ISOLATION   |
| ---    | WASTEWATER ISOLATION   |
| UE     | UNDERGROUND ELECTRICAL CONDUIT   |
| ---    | GAS  |
| ---    | UNDERGROUND GAS LINE   |
| ---    | UNDERGROUND TELEPHONE LINE   |
| ow     | UTILITY POLE/OVERHEAD WIRES  |
| ⊙      | SURVEY TRAVERSE STATION  |
| ⊙      | TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)                                 |
| ⊙      | TEST PIT (TP-01)   |
| ⊙      | SOIL BORING (SB-01)  |
| ⊙      | DRILLED WELL (UNLESS OTHERWISE NOTED)  |

OWNER:  
NORTHERN CROSS, LLC.  
DEED - Vol 91, PG. 116-119  
SPAN # 162-031-10296  
PARCEL ID # 020301.1

SIGNATURE:  
  
JASON S. BARNARD  
LICENSED DESIGNER #128179

| DATE   | DESCRIPTION | BY                |
|--|-------------|-------------------|
|  | REVISIONS   |                   |
|  |             |                   |
| <b>BARNARD &amp; GERVAIS, LLC</b> Land Surveying & Water & Wastewater Environmental Consulting |             |                   |
| <b>ZONING SETBACKS WAIVER REQUEST</b>  |             |                   |
| <b>NORTHERN CROSS, LLC.</b>  |             | PROJECT NO. 21337 |
| SAMSON ROAD, CORNWALL, VERMONT   |             | DATE: 10-01-2021  |
| <b>SITE PLAN</b>   |             | SCALE: 1" = 40'   |
| THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:             |             | SURVEY: AW, CL    |
| <input type="checkbox"/> PRELIMINARY DRAFT   |             | DRAWN: AW         |
| <input checked="" type="checkbox"/> FINAL LOCAL REVIEW   |             | CHECKED: JB       |
|  |             | DRAWING NO. S-1   |
|  |             | SHEET 1 OF 1      |